



Board of Assessors

February 25, 2009 – 9:00 a.m. - **Minutes**

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Present: Assessor Peter Berthiaume, Clerk, Assessors Robert Pacheco, Peter S. Barney, Administrative Assistant to the Board. (Mr. Treadup was absent due to unforeseen appointment.)

Meeting Called to Order at 9:00 AM.

Mr. Berthiaume acted as Chairman pro-tem.

Minutes from 2/19 accepted on motion by Pacheco, seconded by Berthiaume. All in Favor

Mr. Berthiaume called on Mr. Barney to update items and present abatements as recommended.

First Item: “Vote to abate on 133-15 per Appellate Tax Board case decided in January since appeals period is ending. This is the first year, second year will be voted next week. Value amount reduction by ATB: \$8,878,400. We had tried to settle this case for a 20-21 million dollar final value for 2005 and 2006 but offer was refused, so case was heard and the ATB basically split the difference between our value and the taxpayers appraiser although the company wanted the value reduced by \$22,000,000 to its recent sale price to Multi Layer technology of 4.6 million.” Motion by Pacheco, second by Berthiaume- all in favor.

Second Item: “The Coalition of Buzzards Bay purchased 53-178 in December and has filed all the necessary paper work for exempt status on the building which will be effective for 2010. However since part of the building was rented to a profitable company as an office, part of it will be taxable for 2010 due to this status on 1/1/09.” Voted to exempt on Pacheco Motion, second by Berthiaume –all in favor.

Third Item: “We have two clause 50, mother-in-law apartment, exemptions. Both have their letters from Housing authority and both qualify for the maximum deduction of \$500.” Motion to approve by Pacheco, second by Berthiaume, all in favor.

Fourth Item: “I am attempting to wrap up old items- and the Department of Revenue has sent us their opinion on the Tavano matter from last June. In their opinion any request for approval of an 8/58 in the matter for the money remaining in the escrow account will NOT be received favorably by the DOR. The Opinion Letter has been forwarded to Blair Bailey for him to pursue through legal channels.”

Fifth Item: “We have some auto excise abatements today:

| Bill No. | Year | amount |
|----------|------|--------|
| 70571 | 2005 | 21.35 |
| 53136 | 2006 | 45.83 |
| 65392 | 2006 | 33.34 |
| 53137 | 2006 | 31.24 |
| 52760 | 2007 | 35.00 |
| 60021 | 2005 | 131.25 |
| 21086 | 2005 | 38.75 |
| 51645 | 2002 | 25.00” |

All motioned to grant abatement by Berthiaume, Seconded by Pacheco, unanimous votes.

“Excise abatements are going to be the problem as we have a pile of them for this 55,000 billing and we don’t have the clerks to process them in a timely fashion. Carol Lelievre was our main excise clerk for daily processing and I am concerned that demand notices will go out from the Collector before we get anywhere near

these abatements which will create a firestorm of calls and protests and unfair charges and demands from the collector. I am going to ask her to hold off sending them.”

Sixth Item: Mr. Berthiaume asked Mr. Barney to read the Overvaluations and recommendations, and the board would vote with Mr. Pacheco making the motions and seconds by Mr. Berthiaume. All were unanimous votes when voted.

Voted to Deny on recommendation:

| | | | | | | |
|----------|---------|-----------|-----------|----------|-----------|----------|
| 137-92 | 135-46 | 137 A-39 | 9-288 | 10-39 | 17-A-60 | 20-348 |
| 20-418 | 28-230 | 30-53 | 54-29 | 57-347 | 71-209 | 81-17 |
| 106-180 | 124-169 | 130-A-155 | 130-A-156 | 136-C-40 | 138-215 | 54-28 |
| 36-136 | 40-126 | 40-133 | 51-400 | 75-248 | 75-258 | 76-8 |
| 76-188 | 77-103 | 88-136 | 93-119M | 121-165 | 130-B-880 | 130-D-52 |
| 130-D-53 | 130D-56 | 130-D-59 | 30-113 | 40-5 | 41-13 | 71-48 |
| 107-221 | 108-293 | 108-298 | 111-69 | 127-341 | 134-307 | |

Voted to Approve:

| | |
|-----------|---|
| 111-162 | 14,800 |
| 30-346 | 30,500 mixed use |
| 123-A-246 | 15,300 |
| 45-150 | 9,500 |
| 50-175 | 16,800 |
| 132-499 | 17,000 |
| 123-B-405 | 43,800 |
| 124-168 | 35,600 |
| 124-47 | 33,700 |
| 15-265 | 33,200 Fire damage |
| 10-54 | 24,400 |
| 104-199 | 21,600 (Board vote over denial recommendation) |

Voted to Table: 107-109 130-D-135 71-45

Mr. Berthiaume read a few arms-length sales from the last two weeks:

| Address | Sales Price | | Assessed Value |
|----------------|-------------|---------|----------------|
| 41 Mandell | 245,000 | 239,400 | |
| 24 Charlotte | 340,000 | 333,000 | |
| 640-642 County | 220,000 | 211,400 | |
| 1564 Cove Rd. | 200,000 | 131,200 | |

Mr. Berthiaume reported on the Landlords Association Meeting, he and Mr. Barney attended on the 23rd, where they were well received by the full-house crowd at the Days Inn.

Next Meeting March 4, 2009 at 9:00 AM

Adjourned 9:47 AM

Submitted by:

Peter Berthiaume, Clerk